

**INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT**

Agenda

Wednesday, Aug 6, 2014

5:30 P.M.

**2nd Floor, Public Assembly Room, City-County Building
200 E. Washington St., Indianapolis, Indiana**

BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

III. OLD BUSINESS

IV. NEW BUSINESS

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

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| 2014-COA-042 (IRV) | 5612 E. Washington St (Request to continue to Sept. 3 IHPC Hearing) | 6 |
| 2014-VHP-004 | Neighborhood Downtown Zoning Assistance, Inc. for Simmons & Brake, LLC. <ul style="list-style-type: none">• Installation/ retention of business signs.• Variances of Development Standards of the C-4 zoning ordinance to allow.• Two massage parlors within 500 ft. of a protected district.• For a reduction in the off-street parking requirements to 5 spaces (25 required.)• For parking space maneuverability in right-of-way (N. Layman.)• Variance of Use to allow a dwelling unit in C-4. | |
| | | |
| 2014-COA-058 A & B (CAMA) | 748 Massachusetts Ave. and 658 E. St. Clair Street | 7 |
| 2014-VHP-008 A & B
<i>(Cont'd from 7/2/14 IHPC Hearing)</i> | Brian Tuohy for the Firefighters Credit Union and Indianapolis Metropolitan Professional Firefighters Local 416 (Request to continue to Sept. 3 IHPC Hearing) <ul style="list-style-type: none">• Construction of Firefighters Credit Union office and banking structure on a portion of 748 Massachusetts Ave.• Construction of a 2-story office building for the Indianapolis Professional Firefighters' Union Local 416 and plaza on the northeast portion of 748 Massachusetts Ave.• Site Improvements to both 748 Massachusetts Ave. and 658 St. Clair streets and St. Clair right-of-way.• Restore alley at west side of 658 E. St. Clair St. Section A- 748 Massachusetts Ave. <p>Variance of Development Standards of the C-4 zoning ordinances to:</p> <ul style="list-style-type: none">• Legally establish existing front transitional yard along St. Clair St. (less than 20 feet.)• Legally establish existing west transitional yard (less than 10 feet.)• Allow less parking spaces than required for the proposed and existing uses at 748 Massachusetts Avenue. Section B-658 St. Clair St. <p>Variance of Development Standards of the C-4 zoning ordinance to:</p> <ul style="list-style-type: none">• Allow for front transitional yard along Arch St. to be less than 20 feet.• Allow for the west side transitional yard to be less than 10 feet. | |

- Allow for less front yard along College Ave. than required (70 feet from the centerline.)

2014-COA-094 (IRV) & 2014-ZON-014 <i>(Cont'd from 4/2/14, 5/7/14, 6/4/14, & 7/2/14 IHPC Hearings)</i>	5543 Bonna Avenue (Request to continue to Sept. 3 IHPC Hearing) Irrington Brewing Real Estate, LLC <ul style="list-style-type: none"> • Rezoning of 2.5 acres, from C3 & D5 classification, to the CS classification for the specific use of malt production or the distillation of liquor spirits. 	8
2014-COA-110 (CAMA) <i>(Cont'd from 6/4/14, & 7/3/14 Hearings)</i>	720 N. College Avenue (Request to continue to Sept. 3 IHPC Hearing) Milhaus Development, LLC <ul style="list-style-type: none"> • Partially demolish existing historic structures. • Construct apartment building with parking. 	9
2013-COA-216 (CAMA) Part B <i>(Cont'd from 7/3/13, 8/7/13, 11/6/13, 2/5/14, 4/2/14, 5/7/14, 6/4/14, & 7/2/14 IHPC Hearings)</i>	501 & 555 N. New Jersey St (Request to continue to Sept. 3 IHPC Hearing) Neighborhood Downtown Zoning Assistance, Inc. <ul style="list-style-type: none"> • New construction of mixed-use development. • Site improvements. 	10
2014-COA-293 (ONS)	1436 N Alabama St. (Request to continue to Sept. 3 IHPC Hearing) Erica Siegel <ul style="list-style-type: none"> • Construct carriage house. • Amend previously approved plans 2014-COA-053. • Construct addition to house with porch. 	11
2013-COA-374 (FS) <i>(Cont'd from 10/2/13 & 7/2/14 IHPC Hearings)</i>	1015, 1017, & 1019 Virginia Ave/ 929 & 931 Buchanan St Neighborhood Downtown Zoning Assistance, Inc. (Request to continue to Sept. 3 IHPC Hearing) <ul style="list-style-type: none"> • Rezone property from C-5 to C-3C. • Variances of Use and Development Standards. • Installation of sidewalk café and bike racks. • Outdoor tables and chairs for outdoor dining • Screen wall buffering dumpster • Swing set • Decorative canopy • Murals • Paint parking lot • Renovate cooler • Entry sign • Airstream for public seating • Install gate • Install benches • Temporary utility restrooms • New chain link fence at entry off Buchanan Street 	12

2014-COA-109 B (CAMA) 2014-VHP-016 <i>(Cont'd from 5/7/14, 6/4/14, & 7/2/14 IHPC Hearings)</i>	Milhaus Development, LLC (Request to continue to Aug. 12 th IHPC Hearing) 602 & 625 E. 11th Street <ul style="list-style-type: none"> • Demolish 3 non-contributing buildings • Construct two 3 story multifamily residential structures Variances of Development Standards of the D-10 zoning ordinance for: <ul style="list-style-type: none"> • Less front yard setback than required at Broadway St., 11th St., Park Ave., & 10th St. • Construction within the required clear sight triangle area at the northeast, northwest, southeast, and southwest corners of the project sites and at the northeast, northwest, southeast and southwest corners of the east/west alley between 602 and 625 E. 11th St. • More Floor Area Ratio (FAR) than required (.600 max/1.5 provided.) • Less Open Space Ratio (OSR) than required (1.180 min./1.970 provided.) • Less Livability Space Ratio (MLSR) than required (.110 required/ .0561 provided.) 	31
2014-COA-123 (CAMA) <i>(Cont'd from 7/2/2014 IHPC Hearing)</i>	705 E. Walnut St. (AKA 747 N. College) (Request to continue to Aug. 12 th IHPC Hearing) Milhaus Development, LLC <ul style="list-style-type: none"> • Construct mixed-use structure; parking and site improvements. 	32
2014-COA-270 (CH)	1209 E 10th St. (Request to continue to Aug. 12 th IHPC Hearing) RCA Properties, LLC Remove wood lap siding; install fiber cement siding.	33
2014-COA-271 (HMP) 2014-ZON-039	1625 N Alabama St. (Request to continue to Aug. 12 th IHPC Hearing) Re-Development Group Inc. <ul style="list-style-type: none"> • Construct a single family home with a detached 3-car garage and privacy fence. • Rezoning of the subject sites (1617, 1621, and 1625 N Alabama Streets) from C-4 to D-8. 	34
2014-COA-279 (IRV)	Pennsy Trail (Request to continue to Aug. 12 th IHPC Hearing) Department of Public Works <ul style="list-style-type: none"> • Construct multi-use trail construction connecting Pleasant Run Trail and Pennsy Trail along North and South Ritter Avenue, Bonna Avenue, Hibben Avenue and South Audubon Road. 	35
2014-COA-285 (RP)	902 DR M L King Jr St (Request to continue to Aug. 12 th IHPC Hearing) Greater Gethsemane Missionary Baptist Church <ul style="list-style-type: none"> • Amend COA 99-172 for parking lot construction. 	36
2014-COA-286 (FP) 2014-VHP-024	455 S Pine St (Request to continue to the Aug. 12 th IHPC Hearing) Keep Indianapolis Beautiful <ul style="list-style-type: none"> • Installation of signage and seating in the public right of way. • Variances of Development standards to allow a pylon sign in the public right of way (not permitted.) • Variance of Development Standards to allow a pylon sign in D-8 Dwelling District (not permitted.) • Variance of Development Standards to allow a pylon sign greater than 40 sf. 	37
2014-COA-288 (CH)	953 Dorman St (Request to continue to Aug. 12 th IHPC Hearing) Demerly Architects <ul style="list-style-type: none"> • Construct 2-story single family home with detached 2-car garage. 	38

2014-COA-289 (CH)	949 Dorman St (Request to continue to Aug. 12 th IHPC Hearing) Demerly Architects <ul style="list-style-type: none">Construct 2 story duplex at NE corner of Dorman & Polk with 4-car garage.	39
2014-COA-291 (CH)	947 Dorman St (Request to continue to Aug. 12 th IHPC Hearing) Demerly Architects <ul style="list-style-type: none">Construct 2 story duplex at NE corner of Dorman & Polk with 4-car garage.	40
2014-COA-296 (WD)	30 E Georgia St. Apt 100 (Request to continue to Aug. 12 th IHPC Hearing) Ratio Architects <ul style="list-style-type: none">Preliminary Review for construction of 2-flag hotel with 286 rooms and underground parking.	41

VI. EXPEDITED CASES-NO DISCUSSION (Unless Requested)

2014-COA-266 (IRV) 2014-VHP-023	5810 Lowell Ave Amy Oxley <ul style="list-style-type: none">Construct deckVariance of development standards to allow 62.3% open space when 65% open space is required in D-5.	42
2014-COA-292 (HMP)	2008 Alabama Brandon Powell <ul style="list-style-type: none">Construct a new single family home.	47
2014-COA-300 (LS)	628 E Vermont St Caroline Pentzien <ul style="list-style-type: none">Construction of a 388 SF addition and balcony at 3rd floorRepair existing trim and windows, and paint to match existing color.	55
2014-COA-311 (IRV)	366 S Downey Ave John and Kim Robertson <ul style="list-style-type: none">Renovate rear kitchen additionsConstruct new one-story rear addition to kitchen additions with deck	63
2014-COA-313 (HMP)	2043 N Delaware St Anton Tsintsarski <ul style="list-style-type: none">New construction of single family residence with detached 3-car garage.	71

VII. APPLICATIONS TO BE HEARD -CONTINUED

2014-COA-024 B (LS) 2014-VHP-021 <i>(Cont'd from 6/4/14 & 7/2/14 IHPC Hearings)</i>	534 E. Michigan Street Neighborhood Downtown Zoning Assistance, Inc <ul style="list-style-type: none">Demolition of 534 E. Michigan St.Construction of multifamily residential structure. <p>Variances of Development Standards to allow a reduced setback from the west and north lot lines.</p>	81
2014-COA-122 (FP) & 2014-ZON-023 & <i>(Cont'd from 7/2/14 IHPC Hearing)</i>	TCT ONE, LLC 460 Virginia Avenue <ul style="list-style-type: none">Rezone 1.21 acres, from C-3-C and 1-4-U, to CBD-S.Demolish non-historic rear additionModify one-story building and add addition at front elevation	97

- Restore historic two-story building.

IX. APPLICATIONS TO BE HEARD - NEW

2014-COA-278 (HMP)	1615 N Talbott St Amos Alexander <ul style="list-style-type: none"> • Modify front door entry. • Remove two chimneys. • Remove 2nd floor deck at rear. • Modify two window openings. • Replace 3rd floor door with windows. • Modify rear 2nd floor elevation. • Build attached 4-car garage. 	107
2014-COA-295 (WP)	674 E Woodruff Pl Tyler Rosen <ul style="list-style-type: none"> • Remove existing back porch. • Build a 17 x 10 addition off the west wall. • Add windows to north and west wall of the addition. • Add 1 door on west wall of the addition. 	116
2014- COA-297 (CAMA)	727 N Cleveland St Allpark, LLC <ul style="list-style-type: none"> • Construct 16 x 20 addition and add breezeway at existing building (includes 715, 721, 725, and 727 N Cleveland Street.) 	121
2014-COA-304 (FP)	325 S College Ave Fletcher Place <ul style="list-style-type: none"> • Modify exterior using new brick to replace existing glazed block, modify windows and doors, add signage, perform general restoration work 	132

X. APPLICATIONS TO BE HEARD- WORK STARTED WITHOUT APPROVAL

XI. PRELIMINARY REVIEW

2014-COA-302 (FP)	421 Park Ave. Trinity Hart <ul style="list-style-type: none"> • Preliminary Review to demolish existing structure to prepare for new construction of residence 	142
2014-COA-303 (FP)	423 S Park Ave. Trinity Hart <ul style="list-style-type: none"> • Preliminary Review to demolish existing structure to prepare for new construction of residence 	

XII. CLOSING BUSINESS

XIII. ADJOURNMENT

CERTIFICATION: I hereby certify that the above notice was posted on Aug. 1, 2014 in the office of the Indianapolis Historic Preservation Commission, and on the Notice Bulletin Board on the first floor of the City-County Building.

For accommodations needed by persons with disabilities who are planning to attend, please call 327-4406.*